150 HOUSES FOR SALE

Northwestern

SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"DUPLEX"

Side-by-side, 2 bedrooms each side, full basement, drive-in garages, sep meters —for only $15,800
Terms considered. Call STAN ROZYLO, EV 5-6741 or EV 4-6104.

"MOVE IN TODAY"

DRIVE BY 3844 MERRIMAN. 3 bedrooms, wall-to-wall carpets throughout. "L" living room and dinette and electric kitchen, with added attraction of 32x10 PANELLED RUMPUS ROOM plus a man-sized double garage. $4,000 MORE OR LESS TO HANDLE. Please call TED CHARTRES. EV 5-6741 or EV 3-5508.

"NEW"

A 3-bedrm NHA, well built and in the ever-popular Cedar Hill district of quality homes. This is a worksaving home with a full high insulated basement. Oil-O-Matic heat and drive-in garage. Owner leaving town so "quick sale" necessary. Value that will appreciate, at only $14,200
with excellent terms. Call LARS WESTMAN, EV 5-6741 anytime.

"EXCLUSIVE"

569 FALKLAND Rd. 3 bedrooms $10,500
2179 GRANITE St. 3 bedrooms $12,750
Drive by these 2 well planned homes this weekend to view. Please call S. SPAVEN, Ph. EV 5-6741 or EV 4-7013.

"SOOKE"

While it doesn't exactly "COVER THE WATERFRONT" this acre of land does take in 65' of delightful waterfrontage, complete with boathouse. Close to school, shops and transportation—this property is not just for summertime enjoyment. As a very livable 3-roomed home goes with it, living room, 2 bedrooms, kitchen (wired) and 4-pce bath on main floor, plus 1 bedroom (incompleted) on upper level. The basement is cement, the heating O-O-M. All in all an exceptional buy at $12,700
Please call MRS. LEEDHAM, EV 5-6741 or EV 3-8706.

"5 BEDROOMS"

This compact stucco bungalow has wonderful living space for a family. Situated close to Oak Bay border, in a nice garden that affords the family seclusion. Many nice fruit trees. Full basement has oil heat. Full price $11,750
For appointment to view call MRS. WELLINGS now at EV 5-6741, Res. GR 7-2763.

"IMMEDIATE POSSESSION"

Larger family home (8 rooms) in very good condition, spotlessly clean. Recently redecorated in and out. Venetian blinds. New oil furnace. Good garden, fruit trees. Close to all facilities and Parliament Bldgs. Nice street. Good rental area. Priced for QUICK SALE. (Owners have new home and are anxious to get settled). IMMEDIATE POSSESSION. Down payment only $1,000. Call SUZANNE HOBSON, EV 5-6741 anytime.

"LAKEFRONT SECLUSION"

Right on the lake, bright and clean, 4-room bungalow with lovely view of the Olympics. Warm water for swimming. Some fishing. $3,000 will buy this most desirable lakefront property. The small mortgage to be taken over at low monthly payments. For details please call SUZANNE HOBSON EV 5-6741.

"5 ROOMS" "$1000 DOWN"

A little old house with plenty of space on two lots. Wide open spaces. Good soil. Phone HARRY HOBSON, EV 5-6741 anytime.

"IDEAL"

For large family — FAIRFIELD house 4 or 5 bedrms, needs a little touching up to make it very attractive, for as little as $1,000 down. Immediate possession. Do not delay. Call STAN ROZYLO, Phone EV 5-6741, EV 4-6104.

"$750 DOWN"

3-bedroom, spotless condition, walking distance to town and convenient to stores, etc. This is really a good deal. Call DORIS ADAMS now, EV 5-6741 or GR 8-5294.

"OAKLANDS"

Brand-new fully insulated 2-bedroom stucco bungalow with 4-pce. Pembroke bath. Automatic oil heat and part basement. Can be yours for only $9500
Call AKSEL PETERSEN, EV 5-6741 or EV 4-6971.

"OAK BAY" "OIL-O-MATIC" "$9500 FULL PRICE"

Neat, clean 5-room bungalow, older type, but good, sound and "homey." In consideration of cash to $4,000 mortgage ($40 mo), this property is being offered at the amazingly low price of $9,000. Exclusive with MRS. BACON, EV 5-6741 or EV 4-0237.

"770 CLOVERDALE"

8-room family home (or revenue) on lot 66x264. Commercial possibilities here. $1,500 handles. Full price $8650
Exclusive with DON BACON, EV 5-6741.

"3 BEDROOMS FAIRFIELD"

A family home, just a half block from the sea, on a quiet, treed, no-through street. This is a modernized older home with plenty of room for easy living. New thermo-controlled oil heat, new wiring, new cabinet kitchen and new Duroid roof last year. An excellent buy at $9150
Call MAURICE N. SMITH, EV 5-6741 or EV 2-3656.

$750 DOWN

Nice 2-bedrm bungalow with exceptional yard is being offered for fast sale on easy terms. Phone Mrs. S. Nixon at EV 5-6741 and be first to view this outstanding bargain.

150 HOUSES FOR SALE

Northwestern

SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"HIGH COOK"

Here is a nice 3-bedroom family home with lots of extra living area. Lovely granite fireplace in large living room, family-size dining room with built-ins. You will enjoy the large covered utility-patio with enclosed playroom above. Can be handled with only $1,850 down to full price of $7950
See this right away by calling MRS. A. TURNER. Phone EV 5-6741 anytime.

"EASY TERMS"

This cute 2-bedrm bungalow can be yours for only $8750
full price. The owner has moved to Alberta and will accept YOUR terms if sold this weekend. This is a lot of house for the money so act quickly.—Call MRS. S. NIXON at Phone EV 5-6741 or eves. GR 9-1121.

RANDALLS LTD.

EXCLUSIVE LISTINGS

HOME SUITE

In the Gorge district, close to bus and on sewer, 4-room bungalow, hardwood floors, hot-water heat, full basement with very good suite, easily rented. A corner lot. Reasonable taxes and a real good buy at $10,500
Terms

VIEW ROYAL

An attractive small 4-room bungalow on view lot. Oil heat. 2 bedrooms, nice living room. Only $6950
Cash payment $1,500.
On two above, please call Mr. Randall, eves. EV 2-3447 or Ken Lowndes, eves. GR 8-2131

560 MARGARET SECLUSION

$2,500 down or near buys lovely six-room stucco. Three large bedrooms with extra one in basement. Living room 15x18, dining room, family size; cab elec kitchen with nook. Full basement, G-E oil furnace, drive-in garage. Lovely lawns front and back, secluded, close to McKenzie school and bus. Price $13,000

CITY—CLOSE IN

Stucco four-room bungalow in nice location. Cabinet elec kitchen, nice living room, two bedrooms, utility room with furnace. Separate garage. Very small garden, nice lawns front and back. Low taxes. No steps, no basement. Asking $8750
On two above, please call Mr. Davis, eves. EV 4-8614

SHELBOURNE NEW—MOVE IN

$3,500 down would take beautiful new bungalow, large living room, dining area, cab elec kitchen with dinette, utility room, 3 bedrooms, 4-piece bath, full basement, automatic oil, drive-in garage. Full price $13,750
Ken Lowndes, eves. GR 8-2131

FAIRFIELD 5 BEDROOMS

Substantial stucco home, large living room with fireplace, dining rm, 2 bedrooms, bathroom, cab elec kitchen and utility on main floor. Three bedrooms with wash-basin up. Full basement, new low pressure oil unit. Front and back gardens in lawn. Separate garage. Full price with good terms $13,500

FAIRFIELD 5 ROOMS PLUS

Splendid cedar shake bungalow. Living room with fireplace, dining room, through hall, 2 large bedrooms, Pembroke bathroom, large cabinet electric kitchen. Full basement with 2 extra rooms. Package oil heat, drive-in garage. Built 12 years and over 1,300 sq. ft. Full price $11,000
On two above please call Mr Sudbury, eves. GR 9-1906.

George Randall Ltd.
1309 Douglas Street EV 4-8109

SWINERTONS

(Established 1889)
620 BROUGHTON ST. EV 3-7181

FAMILY HOME $8000 - TERMS

5-bedrm home in Esquimalt-Gorge area. Comprises: L-room, FP; D-room. Large kit bedrm and toilet, up. 4 bedrms, one of which is equipped with sink and range. Full bsmt, good furnace. Sep garage. Grounds in good shape, trees at rear. Taxes $98. Owner leaving town, your opportunity. Exclusive listing. Terms $8000
Mr. Cox, EV 3-7181, EV 3-3814.

LOVE A V'EW? HIGH QUADRA $14,500

This delightful home in a beautiful garden setting situated in a very-sought-after residential area comprises an attractive LR 18x15 with brick FP, a good-size dinette, modern elec cab kit with utility, 2 good-size bedrms and 4-pc bath. Good bsmt with a fine rumpus rm with FP. Attached garage. All copper plumbing. This listing was only received today. Terms can be arranged. See it, it's unusual.
Mr. Crickmay, EV 3-7181, EV 3-3170; Mr. Cox, EV 3-7181, EV 3-3814.

WILLOWS

Attractive stucco bung, large living rm, full dining rm, 2 bedrms and concealed stairway to 3rd bedrm, full bsmt, OIL HEAT dr-in. Decorated throughout and only one block to beach. Excellent terms, quick possession. Price $12,900

MT. TOLMIE

Delightful bungalow in a country setting on quiet street. Built 10 yrs ago with OIL HOT-WATER heat, no steps, sep garage. Nicely landscaped with natural trees on property $9500
Good terms
Mr. Holland on both above, EV 3-7181, EV 4-7659.

DALBY & CO.

REAL ESTATE AND INSURANCE
1010 BLANSHARD EV 3-6241

$2000 DOWN

This is special. Brand new, vacant 5-room bung with full bsmt and oil heat. Cedar Hill Crossroad area. You can't beat this for $10,500.

A COSY HOME

This is a real home, off Grange Rd. It's attractive outside and comfy in. Ceiling-high raised hearth, large kitchen, 3-BR and bath. Utility. Attached garage and workshop. What a place to retire. Don't be sorry, phone now. $10,000.
Stan Kennedy, res. EV 4-4894

150 HOUSES FOR SALE

WHITTOME'S

Established 1898

GRACIOUS HOMES

No. 1 UPLANDS

A showplace for the connoisseur of antique furniture! Oak panelled GALLERY HALL, four bedrooms, triple plumbing. Gracious living at its best! $31,600

No. 2 CADBORO BAY

Brand new, with the FINEST VIEW in Victoria! Unique floor plan, four bedrooms, triple (colored) plumbing. An unusual and outstanding offering at $36,750

No 3 OAK BAY

Unusual Swiss Chalet featuring VAULTED, BEAMED LIVING ROOM, morning room and den, many chandeliers; triple plumbing; suite for help in bsmt. Ultra modern kitchen! $35,000

No. 4 UPLANDS

Spacious treed grounds with SWIMMING POOL and SPOTLESS CONDITION are features of this beautiful three-bedroom home.
For details on these and similar properties kindly telephone Brian Travers-Smith, EV 2-4255 anytime, or EV 5-6653 eves.

DUPLEX

Up-and-down duplex, walking distance to town. Consisting of 3 rooms up, separate bath. DOWN 4 rooms, separate bath. Fully rented at $60 and $70 per month. Sep meters, sep entrances. Priced at only $10,500
With $1,750 down.
Details phone L. A. Squires, EV 2-4255 anytime, res. EV 2-2269

TRY $1000 DOWN AND $125 MONTHLY TAXES INCLUDED

On this brand new six-room bungalow. Spacious living room with fireplace; dining room separated by bar and hanging cabinets finished in natural mahogany; utility room off 3 bedrooms, 2 twin size. Full high basement. Oil-O-Matic heat, drive-in garage. Good, quiet location near bus and schools. See this and make your offer, cash or terms $13,750
Asking
Mr. Drew, EV 2-4255 anytime, res. EV 3-4980

OUTGROWN

Family has outgrown this 2-bedroom home. Ideal for retired couple. Excellent condition inside and out. Drive by 88 Crease Ave. Will sell or trade. Further details phone L. A. Squires, EV 2-4255 anytime; res. EV 2-2269.

HI QUADRA 4 BEDRMS

First time offered. This delightful 6-room white stucco bungalow is situated on a double corner lot close to all conveniences. A home your family will enjoy. 10 yrs old. No entrance steps. Nicely finished room with bathroom in full high basement. New auto oil pkg heating. Patio. Fully insulated. Let me show you this one while it's still available. $13,500
Full price
EXCLUSIVE LISTING
Please contact Mr. E. Bryan, EV 2-4255 anytime, res. EV 4-4771

RETIRING?

This 3-yr-old 2-tone stucco home is just right for the retired couple. Consists of living room, 2 bedrooms (oak floors) 3-pc bath, electric kitchen with eating area; utility room, oil perimeter heat. Level lot backing on to Portage Inlet. Price (with terms) $9500
EXCLUSIVE. To view please call Mrs. Ruth Squires, EV 2-4255 anytime, res. EV 2-2269.

EXTRA EXTRA READ ALL ABOUT IT

Consider the extras in this smart, three-bedroom, NHA bungalow. Spacious living room, view window, in-line DINING ROOM, sliding door separating kitchen; mahogany-finished cabinets, steel sink, exhaust fan, spacious TABLE AREA in kitchen; through hall; 3 good-size bedrooms, de luxe Pembroke bath. Daylight basement has den or extra bedroom plus roughed-in rumpus room and plumbing; Oil-O-Matic heat; drive-in garage. High location in The Quadra district. Just on the market. Choose your own finishing colors. Will sell quickly. Be the lucky buyer, see it first, $2,450 down, full price only $13,700
Mr. Drew, EV 2-4255 anytime; res. EV 3-4980.

OAK BAY MUST BE SOLD!

This stucco family home in one of the choicest school areas in Oak Bay is VACANT and must be sold! Three bedrooms and den or four bedrooms; full family dining room. Full bsmt with auto oil hot-water heat and drive-in garage. Low, low taxes. ALL OFFERS ON PRICE AND DOWN PAYMENT CONSIDERED. Don't miss this rare opportunity. Call B. Travers-Smith, EV 2-4255 anytime; EV 5-6653 eves.

ESQUIMALT

Large 4 or 5-BEDROOM well-kept family home, with NEW TIMKEN pckg. unit oil furnace piped to every room. NEW heavy wiring. Dandy location next to park and all conveniences. In perfect state of repair and decoration. Large living room and spacious dining room, den, large kitchen (wired for range). Extra finished room in basement. Extra lot available if desired. A "darn" good buy at $8750
(good terms)
Guy Meuffels, EV 2-4255 anytime; res. EV 2-7829.

J. H. WHITTOME & CO. LTD
1218 Broad Street — EV 2-4255 anytime.
Member Multiple Listing Bureau

A. BERNARD

& CO. LTD.
629 Fort Street EV 4-9335

LAKEFRONT

FISHING, BOATING, SWIMMING. A very nice piece of waterfront property with a good sound three-bedroom home. Large LR with stone fireplace. Kit, good dining space. Three bedrms and bathroom. Separate garage. Exclusive listing.
Good terms. Price $8500
Please call Mr. Francis, EV 4-9335 Res. GR 9-4810

OAK BAY

Very desirable stucco home, choice location, near bus, beach and shops. Living room with fireplace, dining room, kitchen, two bedrooms and bathroom; two additional bedrooms upstairs. Full bsmt, drive-in garage, new package oil heating. Compact garden lot with fruit trees. PRICE $12,950
Good terms. Exclusive listing.
Please call Mr. Francis, EV 4-9335 res. GR 9-4810.

A SNUG BUNGALOW

Ideal for retired folk. Attractive. No steps. On bus line. Mt. Tolmie area. Large LR with Heatilator fireplace; bright cab kitchen (oil range goes); breakfast nook, cosy dining room; two bedrooms and bathroom. Attached garage with laundry tubs. Well-kept garden. Good terms. Price $7900
Open to cash offer.
Please call Mr. Francis, EV 4-9335; res. GR 9-4810.

8 ROOMS AUTO OIL HEATING

Good family home with 5 large rooms on main floor and 3 rooms (suite) upstairs. Presently rented out. Good rental district. House is in good condition. Full basement. Only $1,000 down. Phone HARRY HOBSON of Northwestern Securities of Victoria Ltd. EV 5-6741 anytime.

150 HOUSES FOR SALE

Oak Bay Realty

FOR OAK BAY HOMES

OAK BAY $$$ VALUE

Attractive 5-room home in choice location, thru hall, cosy living rm, bright kitchen with dining space, two good bedrooms. Full basement, oil heat, separate garage. Very attractive garden. This is an excellent buy at $11,550
With good terms available. Exclusive with Hal Wright, EV 5-7707 anytime.

3 BEDROOMS OAK BAY

Early possession on this 1,450 sq. ft. stucco home in choice location. Thru hall, cosy living room with fireplace, bright electric kitchen with dinette, 3 large bedrooms plus a large sunroom, automatic heat, full basement, separate garage. Nicely landscaped garden and the full price $10,950
is only
With terms. Exclusive listing. Call Hal Wright EV 5-7707 anytime

CADBORO BAY

This neat white siding bungalow is just 50' from Victoria's finest sandy beach and a safe year-round anchorage for a small boat. The house has a very pleasant living room; fair-sized electric kitchen with bay; 3 bedrooms, and a 4-pce bathroom on the main floor. In the partial basement there is another finished room, a work bench and space for the car. If you think you would like living near the sea, at the full price of $12,250
Please call W. G. Curtis, EV 5-7707 anytime.

$30,000 to $45,000 PRICE RANGE

I have available for appointment showing a good selection of both ultra-modern and large older homes with character in the above price bracket. These are choice properties and full information will only be given to genuine enquiries. Call R. L. Stiles, EV 5-7707 anytime.

SPACIOUS FAMILY HOME OF CHARACTER APPROX. 4000 SQ. FT.

Why be cooped up in a modern stucco box? Enjoy every modern convenience plus the graciousness of this fine well located home. Beautiful living and dining rooms, den with fireplace, modern cabinet electric kitchen, 5 excellent bedrooms, 3½ bathrooms, full basement with double drive-in garage, oil heat, etc. An acre of delightful gardens surround this home, which is approached by excellent blacktop drive. See it NOW before it's too late.
Full price $29,500
Call Dick Reynolds, EV 5-7707 anytime.

DESIRABLE LOCATION

Situated close to Shoal Bay, and standing back from the street amongst pleasant gardens. This 4-bedroom home has reception rooms of considerable charm, most suitable for entertaining in the traditional manner. Lovely oak floors throughout. Compact kitchen with space for washing machine. Full basement contains large recreation room and extra toilet. Modern hot water heating system. Well stocked garden. Blacktop driveway and parking area.
Price $26,750
For appointments to view please call Bryan Leverton, EV 5-7707 anytime.

ROCKLAND RETIREMENT BUNGALOW

Ideal for the couple who want a small neat home in exceptional condition. A complete small garden with greenhouse which will entail a minimum of upkeep. There are no steps entering into the large living room. 2 excellent bedrooms, large bright cabinet electric kitchen. Attached garage-workshop, truly a delightful spot, with seclusion and no through traffic $9950
Full price
Call Don Whyte, EV 5-7707 anytime.

1512 DAVIE

Completely and tastefully redecorated. 1,400 sq. ft. bungalow. Full basement, Oil-O-Matic heating. Lovely large rooms. A lovely home with quiet secluded garden close to schools and transportation. Drive by for a quiet look this weekend. Excellent terms on full price of $12,750
J. Mears, EV 5-7707 anytime.

MEARS & WHYTE OAK BAY REALTY LTD.

2188 Oak Bay Ave.

F. N. Cabeldu

1212 Broad Street EV 3-7174
(Member Multiple Listing Bureau)

$18,200—Ranch-style bungalow, 3 good-size bedrooms 20x20 LR, large dining space. Up-to-date electric kitchen and breakfast nook. Full basement, Oil-O-Matic, double garage. This lovely home is situated on 1 acre of lawns. (Terms may be arranged.)

Mr Bennett, Eves. EV 3-4313

FIVE BEDROOMS

Here is a splendid family home in Fairfield, half a block from the waterfront and 2 blks from Beacon Hill Park. There are five rooms and bathroom downstairs, including 2 bedrooms. Upstairs are 3 more large bedrooms. Oil heating, separate garage. C.T.M. $11,000
Call H. W. Blenkinsop

EXCEPTIONAL OPPORTUNITY

For small boat haven and marina at new customs point and port of entry. Sixty-two acres with year-round protected anchorage. New floats just installed by Dominion government. Owners' quarters, store, 3 cottages, gas pump and gas storage tank. Good fishing. Great potential here. See photographs in our window $37,500
Call H. W. Blenkinsop.

A FINE HOME

Suitable for retired people or a family. Very well situated in lovely grounds, it has a very attractive living room, den, dining room and well-appointed kitchen, two bedrooms each with own bathroom; two extra bedrooms with another bathroom which can be shut off if not needed. Many other attractive features $40,000
Call H. W. Blenkinsop.

ESQUIMALT $9850—TERMS

A nice, older, 6-roomed home. Sea view. Quiet, dead-end street. Living room, den and large bedroom downstairs, 2 bedrooms up; kitchen with dining space, plumbed for automatic washer; 3-piece bath. Basement with drive-in garage. Newly-installed packaged oil heat. Exclusive. Sub-listing courtesy to other realtors.
Call Mrs. Strodyk, EV 3-7174; res. EV 2-4653.

AS LITTLE AS

$2.50 PER DAY WILL BUY YOU this exceptional two-bedroom home, featuring COSY LIVING ROOM, BEAUTIFUL CAB ELECT KITCHEN, SMART BATHROOM, UTILITY ON MAIN FLOOR. THIS IS TRULY A DREAM COME TRUE for newlyweds or retired folks. WILL CONSIDER $1,000 DOWN.
Asking only $9500
For further information please call W. Wood at EV 5-6741 anytime.
Northwestern Securities of Victoria Ltd.

150 HOUSES FOR SALE

Ker & Stephenson

Ltd.

2-BEDROOM BEAUTY LAKE HILL DISTRICT

Smart living room and large cabinet kitchen. Lovely condition throughout. Oil hot-air heating. Attached garage. Beautifully landscaped lot. No steps. On transportation, close to shops. Down payment only $2500
For full information and appointment to view contact
BERT DAYKIN
EV 5-3411 EV 2-0255

1839 KINGS ROAD

2-bedroom home.
Large lot.
Fruit trees.
Good terms.
Price $8500
J.-H. Ford or A. L. Wagner, EV 5-3411.

OAK BAY 6 ROOMS STUCCO BASEMENT FURNACE TOP AREA $11,600

EV 5-3411 Mr. Nichols GR 7-3089
EV 5-3411 Mr. Vallance, GR 7-1917

5½% MORTGAGE LOW DOWN PAYMENT

3-bedroom home at 2815 WYNDEATT. This home is only 2 yrs old and has a full cement basement, oil heat and close to all facilities. Drive by and have a look. If you like it please phone us for particulars. Price with generous terms $13,950
Larry Wagner, EV 5-3411,
J. H. Ford.

NEAR
DONCASTER
AND
MT. DOUGLAS HIGH SCHOOLS

4-BEDROOM, NHA HOME, NEW, FULL BASEMENT, AUTO OIL HEAT, ONLY $1,900 DOWN, FULL PRICE $14,850
Please contact MR. FATT at EV 5-3411, EV 3-6536.

CLOSE IN MOUNTAIN TOP SUPERB VIEWS 6 ROOMS—NEW QUALITY — STYLE VALUE AT $16,800

EV 5-3411 J. A. Vallance GR 7-1917
EV 5-3411 H. Nichols GR 7-3089

LANSDOWNE PARK

FOR A FAMILY WITH "TEENS" AND "SUB-TEENS" CHILDREN THIS HOME IS IDEAL, SITUATED ON A NEW STREET IN OAK BAY. CLOSE TO ALL EDUCATIONAL LEVELS. 4 BEDROOMS; FULL HIGH BASEMENT WITH DOUBLE GARAGE AND ROUGHED-IN RUMPUS AREA. 6% NHA MORTGAGE, MONTHLY PAYMENTS ONLY $83.50 PLUS TAXES. FULL PRICE $17,500
Larry Wagner — J. H. Ford, EV 5-3411.

KER & STEPHENSON LTD.

Member Multiple Listing Bureau
909 Government St.

Here's ANOTHER
Being Sold Exclusively
BY
MACK W. LYLE
(Salesman for Heath Realty)

BUNGALOW ONLY $4375

COSY, CLEAN COMFORTABLE
$4,375 is full price
At this very, very, very low price of only forty-three hundred seventy-five dollars we believe that this is definitely THE BEST VALUE in a COMPLETE home in the entire Victoria district. Located on a HIGH, DRY LEVEL SPOT in a pleasing friendly neighborhood with desirable neighbors. Plenty of trees in bloom. Reasons for selling: Owner and wife and their three children now need a larger home. This cosy, comfortable home has a SPACIOUS KITCHEN with the stove and sink conveniently located. Attractive dining space in this kitchen over by the double windows with pleasing views. The living room is nicely decorated. Excellent "TV" reception. TWO BEDROOMS and bathroom. One bedroom is fairly large. Pleasing views from the bedroom windows. Nice, clean decorations throughout. LINO floor coverings. Warm, unusually warm home. Easy to heat. Very suitable for a Prairie, older couple. No steps. Low price. Easy to keep. Pleasant neighbors. At this very low price, $4,375, it eliminates all competition. To be sold by appointment only. Please don't ask for address. Let's talk it over.

DIAL LYLE NOW

Please phone Mack W. Lyle at his residence anytime, EV 2-1094 or office of Mr. Heath, phone EV-2-8103

F. N. Cabeldu Ltd.

1212 BROAD STREET EV 3-7174
(Member Multiple Listing Bureau)

LUXURY RETIREMENT HOME

Truly one of the finest retirement homes this beautiful city has to offer. Located on choice high ground in Oak Bay and facing southeast, every room in this 7-year-old house is blessed with magnificent and unobstructed views. The interior floor plan is excellent and rooms are as follows: Large living and dining rooms with expensive wall-to-wall carpeting, mahogany panelling, RT fireplace, coved ceilings, etc. Off the living room is a beautiful enclosed porch patio with sliding glass doors that lead down cement steps to secluded garden. The kitchen is a step saver with space for all utilities and is complete with garbartor and attractive breakfast area. The hallway is nicely carpeted and leads to large bedroom with twin cupboards and W-to-W carpet. The bathroom is spacious, has colored fixtures and built-in vanity. The den is panelled, carpeted and has attractive fireplace. The basement is full size with asphalt-tile floors and lined walls. The heating plant is General Electric oil furnace. The whole house is completely insulated. There is a double garage on the property and the garden is a sight to behold—the private formal section being fenced and having an attractive patio area. We do not know of a cleaner home in the city of Victoria. It is a pleasure to offer this property at the realistic price of $29,500
JAMES R. L. BURRIDGE, EV 3-7174; EVES. GR 7-6643.
F. N. CABELDU LTD.
EXCLUSIVE AGENTS.

150 HOUSES FOR SALE

TAYLOR SPITTAL

821 FORT STREET EV 4-9308
YOUR PROTECTION IS OUR PROFESSION

EXCLUSIVE

Cute 4-room home should suit a couple who are wanting a home with a basement, near bus line, school and store. It's on a sewer and taxes very reasonable. Living room has a fireplace, 2 bedrooms, comb elec kit-dining area and 4-pce Pem bath. Cash Price $8650
For viewing phone S. Stephens or Roy Green, EV 4-9308 or EV 4-9755 anytime.

NEAR BLDGS

Solid 8-room home in good rental area. Could be used as duplex. It has 4 rooms down and 4 rooms up. 2 sets of plumbing. Stairs carpet and hall runners to remain. Very clean home. $1,800 could handle and the price is $8450
right at
Will trade for small home. For viewing please call S. Stephens EV 4-9308, Home EV 3-7844 or EV 4-9755 anytime. Exclusive listing.

FAIRFIELD

Three-bedroom stucco bungalow, large living room and dining room, modern electric kitchen, w-to-w carpet in living room, FC basement, O-O-M heat. Separate garage. A pleasure to show. Full price (with terms) $11,950
To view call Glen Robertson EV 4-9308, EV 4-0833.

OAK BAY

Attractive two-bedroom stucco bungalow, ideal for retired couple or small family, bright electric kitchen with breakfast nook, family sized living room with fireplace, oil hot water heating, full basement, two finished rooms in basement. Exclusive listing. Full Price $11,500
To view call Glen Robertson EV 4-9308, EV 4-0833

SEA VIEW

Immediate possession of this new three-bedroom stucco bungalow, 1,300 sq. ft. of floor space, oak floors throughout, FC basement, O-O-M heating. A pleasure to show. Try your down payment. Full Price $19,900
Call Mr. Ralph EV 3-8944 or Mr. Robertson EV 4-0833

NEW HOME ACREAGE

1¼ acres level land with new four-room stucco bungalow, oak floors, O-O-M heat, two bedrooms. Property all fenced, outbuildings suitable for chicken house or livestock. Kitchen range, frig, washer, bedroom furniture included. Quick possession. Full Price $12,900
Call Glen Robertson EV 4-9308, EV 4-0833

HEISTERMAN

JUBILEE BUNGALOW

One-year-old, clean four-room small home in very handy location. On double lot with trees, low taxes, good terms. Full price $8950
Mr. Hamilton, EV 3-4161 eves. GR 7-1555

DEAN HEIGHTS

Charming stucco bungalow. Large living room, two bedrooms, basement, oil heat. Very suitable for retired couple. Clear title and reasonably priced at $11,000
Mr. Scott, EV 3-4161; eves. EV 4-0423.

HEISTERMAN & COMPANY
(Established 1864)
1121 Blanshard Street EV 3-4161

DICKIE & CO.

REALTY & INSURANCE
833 Fort St. EV 2-4312 EV 5-4334

HIGH QUADRA $12,600 — $2000 Dn. (Only 4 Years Old)

This beautiful 3-bedrm stucco bungalow with lge living rm, dining rm and cabinet elec kitchen, has full basement and drive-in garage. Situated on lovely, lge lot (landscaped) with numerous fruit trees. REDUCED PRICE ..... SEE THIS CALL Mr. Baird, Ph. EV 2-4312, EV 4-0483.

AHOY! NAVY! PARKLANDS—NHA

Another 3-bedroom de luxe bungalow ready. Trade mortgage in lieu of cash up to $3,500. OR cash only as low as $1,500. Ideal for navy officers who wish to keep their equity down. Call Wess Dickie, EV 2-4312; eves EV 3-3640.

IMPOSSIBLE

AN EXCEPTIONAL NEW HOME THAT BOASTS OVER 1,300 SQ FT OF BEAUTIFUL WORKMANSHIP. This isn't just another stucco box. Situated on an excellent lot with a panoramic view. IT FEATURES A LONG, LOW, GRACIOUS LIVING ROOM with panelled fireplace wall, SMART DINING ROOM with access to a unique "sun porch-balcony." ULTRA-MODERN KITCHEN WITH BEAUTIFUL CUSTOM-BUILT CABINETS, LOVELY VANITY BATHROOM WITH COLORED FIXTURES, three family-sized bedrooms, beautiful plaster work, built in valances in every room, open stair-well to basement, playroom, patio, fishpond. Close to all conveniences, and many other quality points. EXCELLENT TERMS.
Asking $17,500
For further details please call Tom Gibbs or Bruce Cartwright at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

OAKLANDS $13,500 - $1900 DOWN

NEW NHA 3-BEDROOM HOME CLOSE TO OAKLANDS SCHOOL OFFERS DINING AREA IN KITCHEN PLUS DINING RM., FULL BASEMENT, OIL HEAT, DRIVE-IN GARAGE. NOW NEARING COMPLETION. PAYMENTS $95 PER MONTH INCLUDING TAXES. CALL LEONARD THOMAS AT EV 4-7128; AFTER HOURS, AT EV 3-5685. DOUGLAS HAWKES & CO., 817A FORT STREET.

FELLOW AGENTS MAY SUB-LIST

YOUR PRIVATE PARK

That safe playground you want for your family. Included with this spacious 4-bedroom stucco semi-bungalow. Thru hall, oak main floors. Extra plumbing up. Rumpus room with fireplace. Oil-O-Matic. Attached garage. Acre. Choice location. $4,500 down. Priced to defy competition at $16,500
Alex Page, EV 5-6741 or EV 3-1394.
Northwestern Securities of Victoria Ltd., 631 Yates St.

150 HOUSES FOR SALE

PEMBERTON HOLMES, Ltd.

ESTABLISHED 1887
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BUILDING IN THE SPRING

This exceptional lot is just on the market. High location, beautifully treed with stately oaks; spacious and in a very good area. Next to and north of 4110 Cedar Hill Rd. Lot 85.2 frontage by 253 ft. deep. Terms if desired. Full Price $2500
W. Woodley
EV 4-8124; res. EV 4-3916

WATERFRONT

Less than 15 minutes from City Hall, this 1,400-ft. bungalow is like a dream come true. Magnificent views of Straits and Mt. Baker. LR and DR in-line, with maple floors and 4-ft. log-burning FP. Picture-book kitchen, with large nook. Bsmt has 30-ft. recreation room, with another huge FP, a den or fourth BR. Deep lot runs down to YOUR OWN BEACH. GOOD TERMS $23,500
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EV 4-8124; res. EV 4-6056

LIVE HAPPILY EVER AFTER

ON A BRIGHT, HIGH LOCATION WITH EXTENSIVE VIEWS TO DISTANT HORIZONS TEMPERED BY A RESTFUL VISTA OF TREES AND ARTISTIC LANDSCAPING.
This is not an exaggerated picture—the home is delightfully placed, in a quiet neighbourhood amongst other equally distinctive homes. It has two very nice bedrooms, the LR and separate DR are gracefully proportioned, there is an appealing knotty pine den with FP and built-in book cabinets, an intelligently-planned kitchen and a high basement with drive-in garage, plenty of work space and top-grade auto-oil heating unit. This is an intriguing and practical home, on sewer, within the 3-mile circle.
PRICE $19,800
With accommodating terms if desired.
Mr. Simpson
EV 4-8124; res. EV 5-7369

TODAY'S BEST BUY

(Drive by, do not disturb occupants)
2690 MARGATE

2 MINUTES VICTORIA GOLF CLUB, BEACH TRANSPORTATION.
PRICE $18,500 TERMS

Contact Mr. Hepburn, EV 4-8124 Res. EV 3-7089

BUILD NHA

SPECIALLY designed to your individual needs, or your choice of dozens of plans. Very low down payments can be arranged or enquire how you can use your equity in your present home to build your new home. Ask for NHA Department or Mr. Jack Middleton, res. GR 9-4327. EV 4-8124 office.

FRASER BISCOE

750 PANDORA AVE. EV 3-9843
Drive-In Customer Parking

BRAND NEW

Just completed, well planned bungalow, has good living room, electric kitchen, 3 bedrooms, full high basement, oil pkg unit, drive-in garage. Price $12,500

ESQUIMALT

Excellent family home in a nice high location, large living room, dining room, electric kitchen, 2 good twin-size bedrooms, full basement with recreation room, hot air heat with coal stoker. Separate garage. Price $13,500
In relation to the above please call Mr. Wilkins EV 3-9413, res. EV 3-4960.

OAK BAY — OAK BAY $12,600 - $12,600 $12,600 4 Bedrooms, Den

Enjoying a very fine location, close to Oak Bay Ave., we offer this older-style home, built for gracious living. All rooms are excellently decorated and very spacious. There is a large entrance hall, the living room is 18x15 with fireplace, dining room 14x14 finished in light sandalwood. There is a large den with fireplace, finished in canary yellow. There are 3 bedrooms, the largest 17x15, 2 are 16x14. There is an excellent sewing room, large kitchen with eating space, laundry room. Full basement, large rumpus room 20' long finished in shadow-wood. Hot air heating, air-conditioned. Large well-established lot with oak trees, fir trees, beautiful grounds. Substantial terms available. This is an exclusive listing. Contact I. V. Ed Saunders, Sundays or evenings. EV 4-9453.
NORTHWESTERN SECURITIES OF VICTORIA LTD
631 Yates St., Victoria

EXCLUSIVE

New 2 bedroom, full basement and DI garage; 22-ft. LR, oak floors, fireplace; large cab elec kitchen; oil heat. Located within 4-mile circle with school at stone's throw. Extra room in basement if required. Try your DP at a price of only $10,500
Contact Mr. Hall at EV 5-8701 on this Exclusive Listing.

3 Acres — Close In

8-year-old 2-BR bungalow, garage, workshop, barn and sheds on three cleared level acres. Good value at $11,650
With approx $4,000 down.
Contact R. Hanson, EV 5-8701 Res. EV 5-8605.

MOREY & JOHNSTONE
Real Estate 3244 Douglas St.

REDUCED FOR QUICK SALE DISTANT VIEWS

$11,900 — Very attractive stucco home with matching garage, full cement basement with extra finished room, hot water heating. Through hall plan, two bedrooms. Ideal comfort home, easy for the lady of the house. Lot is of gentle slope with lawn, shrubs, driveway, garden if desired, few young fruit trees, background of large oaks. First time for sale. Immaculate condition, just move in. Terms to suit. Full details from Fred Marconi, EV 2-8111, EV 4-6625.

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Than any other deal on your lot or on our lot. Also save money by helping yourself as building progresses.
KASAPI CONSTRUCTION CO. LTD.
Ph. EV 5-5614

SEA VIEW

Live in semi-seclusion in this attractive five-year